

## VICINITY MAP

NOT TO SCALE

### AREAS

TOTAL ON-SITE AREA .....0.88 AC  
LIMITS OF CONSTRUCTION.....1.16 AC  
EXISTING IMPERVIOUS AREA.....0.90 AC  
EXISTING PVIOUS AREA.....0.26 AC

LIMITS OF CONSTRUCTION.....1.16 AC  
PROPOSED IMPERVIOUS AREA.....1.04 AC  
PROPOSED PVIOUS AREA.....0.12 AC

### VERTICAL DATUM

NAVD 88 (CITY OF BELLEVUE)

### PREPARED BY:

DCI ENGINEERS  
818 STEWART STREET, SUITE 1000  
SEATTLE, WA 98101  
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FAX: (206) 332-1600  
CONTACT: DARREN SIMPSON

### LEGAL DESCRIPTION

#### PARCEL A:

LOTS 1, 2, AND 9 AND THE NORTH 18 FEET OF LOT 8, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 1 CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 23, 1969, UNDER KING COUNTY RECORDING NUMBER 6541290;

TOGETHER WITH A PORTION OF THAT CERTAIN PROPERTY WITHIN THE RIGHT-OF-WAY OF NORTHEAST 11TH STREET AND 112TH AVENUE NORTHEAST IN THE CITY OF BELLEVUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF NORTHEAST 11TH STREET AND 112TH AVENUE NORTHEAST; THENCE NORTH 88°15'02" WEST ALONG THE CENTERLINE AT NORTHEAST 11TH STREET, 86.00 FEET; THENCE SOUTH 01°44'58" WEST 30.00 FEET TO THE INTERSECTION OF THE SOUTH MARGIN OF NORTHEAST 11TH STREET AND THE NORTH FACE OF AN EXISTING CONCRETE RETAINING WALL AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG SAID SOUTH MARGIN OF NORTHEAST 11TH STREET, SOUTH 88°15'02" EAST 52.96 FEET TO THE WEST MARGIN OF 112TH AVENUE NORTHEAST; THENCE ALONG SAID WEST MARGIN SOUTH 00°18'44" EAST 0.3 FEET TO THE SOUTH LINE OF THE EXISTING RETAINING WALL; THENCE EASTERLY ALONG THE SOUTH FACE OF THE EXISTING RETAINING WALL, 0.08 FEET TO THE EAST END OF SAID RETAINING WALL; THENCE NORTHERLY ALONG THE EAST END OF SAID RETAINING WALL 0.5 FEET TO THE NORTH FACE OF SAID WALL; THENCE WESTERLY ALONG THE NORTH FACE OF THE RETAINING WALL TO THE TRUE POINT OF BEGINNING.

#### PARCEL B:

LOT 4, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

#### PARCEL C:

THAT PORTION OF LOT 5, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

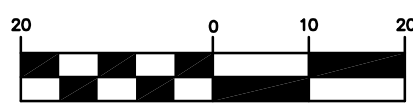
BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5 SOUTH 88°12'56" EAST 99.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF LOT 5 SOUTH 1°51'22" WEST 34.21 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE, OF WHICH ITS CENTER BEARS SOUTH 1°21'23" WEST 1361.80 FEET, THROUGH A CENTRAL ANGLE OF 3°20'24" SUBTENDED BY AN ARC LENGTH OF 79.26 FEET TO A POINT OF REVERSE CURVATURE OF A 34.50 FOOT RADIUS CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°59'34", SUBTENDED BY AN ARC LENGTH OF 22.27 FEET TO THE WEST LINE OF LOT 5; THENCE ALONG SAID WEST LINE NORTH 2°35'13" EAST 31.54 FEET TO THE POINT OF BEGINNING, AND THERE ENDING.

#### PARCEL D:

LOT 3, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

### General Notes

UTILITY GRID # **F-6**

SEC **29** TWP **25** RGE **5**

DAS

PROJECT MANAGER

TLJ

DRAWN BY

DAS

CHECKED BY

15012-0033

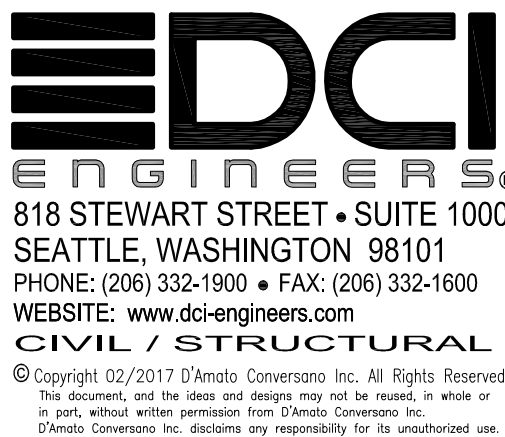
JOB NUMBER

Seal



Revisions

Description	Date
ADR REVISION	2/22/17



Su Development

BRIO Design Review

1021 112TH AVE. NE  
BELLEVUE, WA 98004

DESIGN REVIEW

Not For Construction

SITE PLAN 'B'

Scale

Date FEBRUARY 22, 2017

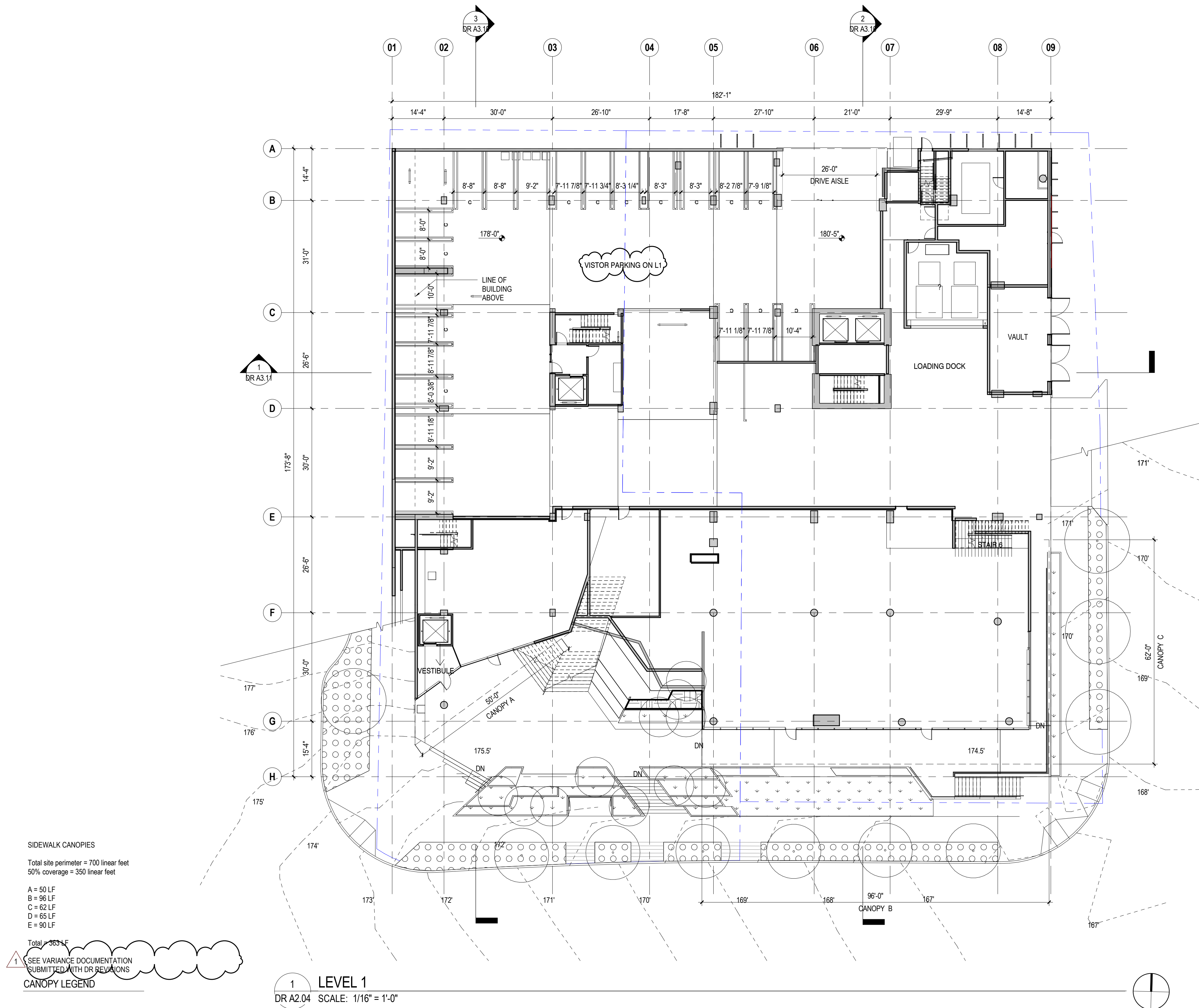
BCJ Project Number

16407

CALL 72 HOURS  
BEFORE YOU DIG  
1-800-424-5555

C2





General Notes

Seal

Revisions		
No.	Description	Date
1	DR Revision 01	02.17.17

**Bohlin Cywinski Jackson**  
Architecture Planning Interior Design  
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**SU DEVELOPMENT**

**BRIO**

1021 112TH AVE. NE  
BELLEVUE, WA 98004

**DESIGN REVIEW**

Not For Construction

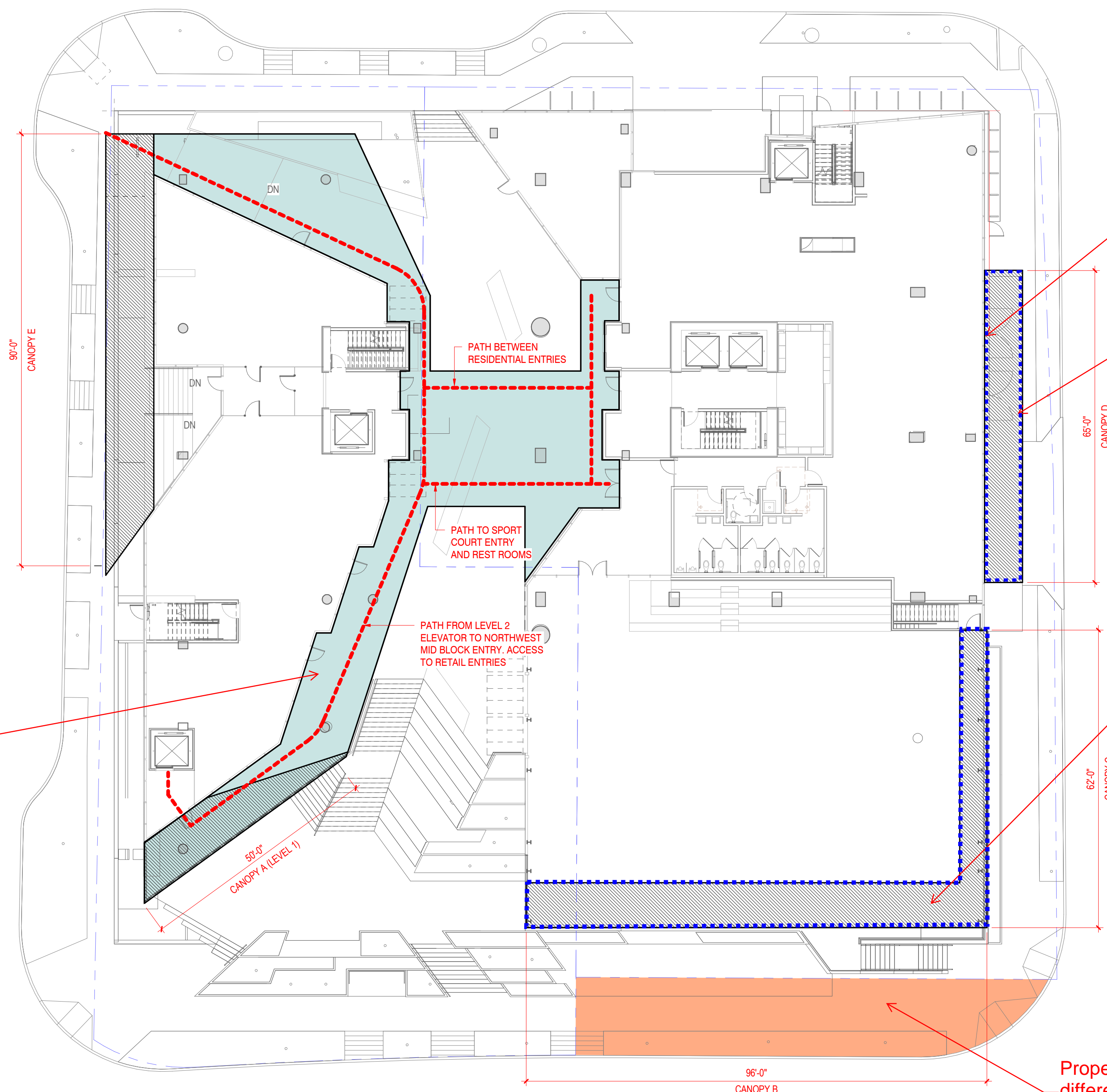
**PLAN, FLOOR - LEVEL 1**

Scale As indicated

Date FEBRUARY 17, 2017

BCJ Project Number 16407

**DR A2.04**



Request that this area of covered walkway be counted towards the 50% overhead protection requirement.

Mechanical room access doors.

This canopy covers the garage entrance and exceeds the maximum height criteria for overhead weather protection so as to maintain clearance for trash pick-up vehicles.

This canopy does not meet criteria of being located over the Right of Way.

Property under different ownership.

- COVERAGE OF LEVEL 2 MID-BLOCK CONNECTION BY LEVEL 3 SLAB ABOVE
- CHRIST PROPERTY
- SIDEWALK CANOPIES
  - Total site perimeter = 700 linear feet
  - 50% coverage = 350 linear feet
  - A = 90 LF
  - B = 96 LF
  - C = 62 LF
  - D = 66 LF
  - E = 90 LF
  - Total = 363 LF
  - SEE VARIANCE DOCUMENTATION SUBMITTED WITH DR REVISIONS

These canopies do not meet overhead protection criteria.

CANOPY LEGEND

1 PLAN - WEATHER PROTECTION  
DR A0.11 SCALE: 1/16" = 1'-0"

General Notes

Seal

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**SU DEVELOPMENT**

**BRIO**

1021 112TH AVE. NE  
BELLEVUE, WA 98004

**DESIGN REVIEW**

Not For Construction

**WEATHER PROTECTION**

Scale	As indicated
Date	FEBRUARY 17, 2017
BCJ Project Number	16407

1

**DR A0.11**